

# Connelly Yeoman



2 MUIRFIELD PLACE, ARBROATH, DD11 3HJ

SEMI DETACHED VILLA



- Extended 3 bedroom semi detached chalet style villa
  - Double glazing and gas central heating
- Decorated in modern neutral colours with lots of natural light



OFFERS OVER  
**£160,000**

# Property Description

This chalet styled SEMI DETACHED VILLA must be viewed to appreciate the light, bright and flexible accommodation on offer. This immaculately presented family home offers spaciouly sized rooms, a family bathroom and shower room, large windows bringing in plenty of light and has been well maintained. Decorated in modern neutral tones with a gas central heating system and fully double-glazed. The property has been thoughtfully extended at ground level providing a third bedroom or second public room. It is situated in a much sought after residential area, to the West End of town, close to schools and many of the amenities that the coastal town of Arbroath has to offer, as well as having excellent road and rail links to all Angus towns and an easy commuting distance to Aberdeen. The home has a good sized garden to the front and a paved garden to the rear which have been neatly laid out with ease of maintenance in mind. There are two stone built out houses, one of which is used as a utility room and the second for additional storage. Early viewing would be highly recommended.

## ACCOMMODATION:

PORCH, HALLWAY, LOUNGE, DINING ROOM, INNER HALLWAY, KITCHEN, REAR HALLWAY, SHOWER ROOM, 3 BEDROOMS AND FAMILY BATHROOM

## PORCH:

Approx. 9'7 x 9'5. Entry to the property is via a fully double-glazed porch with tiled flooring. A glazed door leads to a bright and welcoming open-plan lounge with dining area.

## LOUNGE:

Approx. 14'2 x 11'6. A light and bright room with a large front facing window with two arched inlays. There is a feature marble effect gas fire, which is serviced annually, with surround and hearth. An arch opens out into a formal dining area.

## DINING ROOM:

Approx. 9'7 x 9'5. With ample space for furnishing and a window which overlooks the side of the property.

## INNER HALLWAY:

This is laid with wooden flooring and contains an understairs storage cupboard which houses the electric meter. A staircase with a window on each landing leads upstairs. Glazed doors lead to the kitchen and rear hallway.

## KITCHEN:

Approx. 11'4 x 9'7. A good-sized kitchen with oak styled base and wall units and a granite effect work surface. There is a double oven with induction hob and extractor hood above. Integrated dishwasher and fridge freezer. A window overlooks the rear garden. The floor is tiled and there is a tiled splashback. The boiler is housed in a cupboard in the kitchen and has been serviced on an annual basis.

## REAR HALLWAY:

Wooden flooring with double glazed door leading outside.

## SHOWER ROOM:

Approx. 7'1 x 5'2. Located in the extended part of the property, the shower room is partially tiled with a parador ceiling incorporating down lights and a window offering natural light and ventilation. There is a walnut effect vanity unit housing a wash hand basin, WC and a chrome wall radiator.

## BEDROOM 3/FAMILY ROOM:

Approx. 12' x 10'8. This room has been created due to a ground floor extension. It could be utilised as a bedroom or an additional public room. It has patio sliding doors leading out to the rear garden and neutral décor and two windows overlooking the rear of the property.



**UPPER LANDING:**

Staircase has pine panelled ceiling with downlighters, leading to the upper floor.

**BEDROOM 1:**

Approx. 15'2 x 10'2. A good-sized double bedroom which has neutral décor throughout and a large window overlooking the front of the home. There is a large walk-in wardrobe with hanging rail which measures 10' x 4'3.

**BEDROOM 2:**

Approx. 10'4 x 11'2. A second double bedroom with ample space for furnishings. It has a front facing window offering an abundance of natural light with neutral décor.

**FAMILY BATHROOM:**

Approx. 5'5 x 7'. With a three-piece white suite comprising of a P-shaped bath with shower above and glass screen, a white vanity unit incorporating a wash hand basin and WC. A large window provides natural light and ventilation. The bathroom has been fully tiled and has a wall mounted radiator.

**OUTSIDE:**

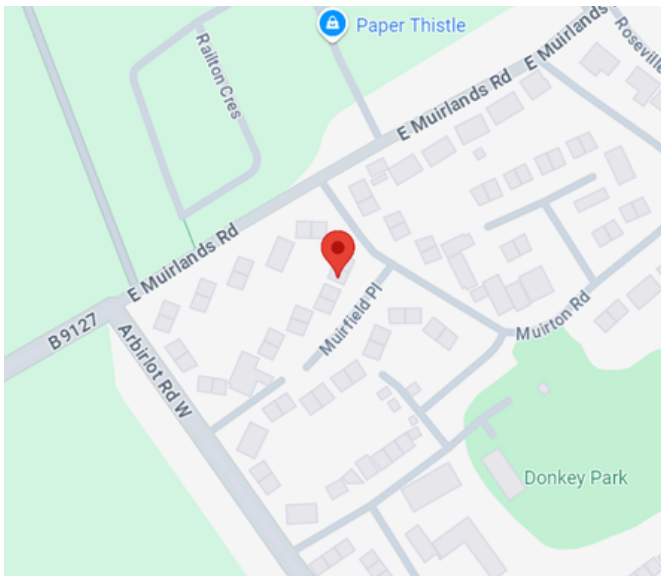
The front garden is large with a monobloc pathway which leads to the front door. There are stone chippings and a large circular decorative feature.

The rear garden has a sunny patio and drying area with mature shrubs surrounding the paved area.

There are two stone-built sheds to the rear of the property, one houses a freezer and is utilised as a utility room and the other for additional storage. Outside light.



# Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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**tspc**

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